

SALE

102 N SUNDALE RD

102 N Sundale Rd Norwich, OH 43767

PROPERTY DESCRIPTION

This premier industrial property offers a rare dual-purpose opportunity — equally compelling as a value-added investment asset or as a functional owner-occupier facility. With no existing tenants in place, the space is fully vacant, enabling immediate occupancy by an owner-user or swift lease-up to multiple tenants. Whether you elect to occupy the facility yourself and control operations — or position it as a stabilized income-producing asset for long-term hold, the flexibility is built in.

* For the investor: acquire a clean, turnkey warehouse asset in a strong industrial corridor, plug in leasing strategies and generate cash-flow with minimal distraction.

* For the occupier: move in on your schedule without tenant disruption, optimize layout for your business, and gain control of your facility rather than renting.

* For a hybrid buyer: occupy a portion for your own operations while leasing out remaining space, capturing both upside and operational synergies.

With its blank-canvas vacancy, scalable footprint and strong location, this property stands out as a strategic investment or business home base — or both.

PROPERTY HIGHLIGHTS

- Backup natural gas generator
- Monitored & zoned fire system with central station reporting & security system
- 1 - 2,800 Amp Three Phase, 2 – 1,200 Amp Three Phase & 1 400 Amp Three Phase Electric Service
- 5,000 gallon/day sewage treatment plant designed for 500 employees & light manufacturing load
- Extra buildings on property include: two metal buildings 720 sf each with 12' ceilings, A-frame home - 1,384 sf detached garage & pond, and a split-level home - 2,300 sf & +/-1,000 sf barn

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OFFERING SUMMARY

Sale Price:	\$4,500,000
Lot Size:	22.086 Acres
Building Size:	165,000 SF

PROPERTY WEBSITE

<https://bit.ly/102SundaleRd>

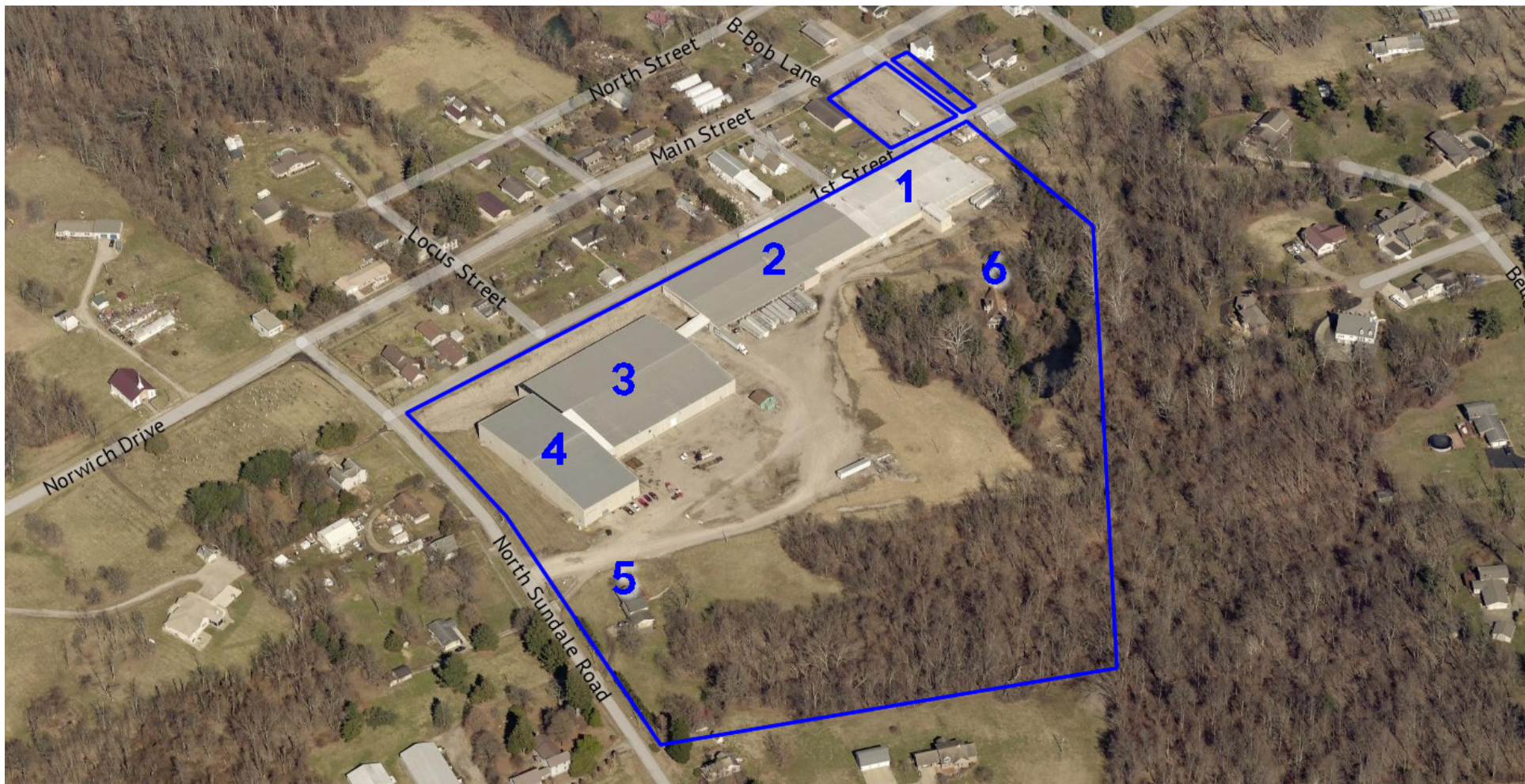


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AVAILABLE SPACES

BUILDING SIZE (SF) DESCRIPTION

Building 1	24,000 SF	24,000 SF 120' x 200'. 1: 2,800 AMP Service, high-efficiency gas-fired heaters
Building 2	42,000 SF	42,000 SF 120' x 350'. 1: 1,200 AMP Service, high-efficiency gas-fired heaters
Building 3	55,000 SF	55,000 SF 200'x250' 45,000 SF warehouse with 4 docks and 2 drive-in doors. 6" concrete floors and high-efficiency gas-fired heaters. Three 400 AMP feeds and open conduit to add power. Includes ±10,000 SF newly built-out 2-story office space. There are 5,000 SF on two floors with elevator. Each floor has a nice reception area, conference rooms, restrooms, several offices, open office area, and break room.
Building 4	25,000 SF	25,000 SF 100'x250' with 42' ceilings and large overhead door, high-efficiency gas-fired heaters
Building 5	1,776 SF	1,776 SF ±2,300 sf split-level home and +/-1,000 sf barn - Building 5 (Built 1973)
Building 6	1,344 SF	1,344 SF ±1,384 sf A-frame home with detached garage and pond - Building 6 (Built 1975)

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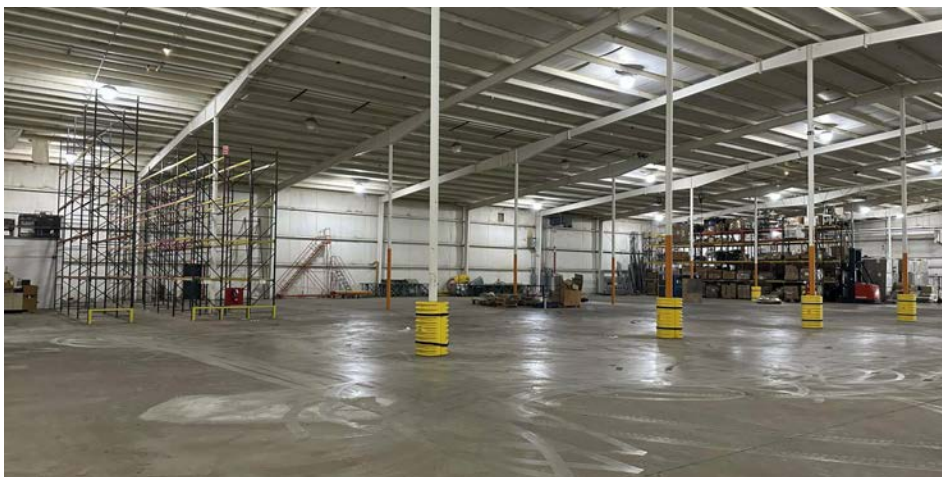


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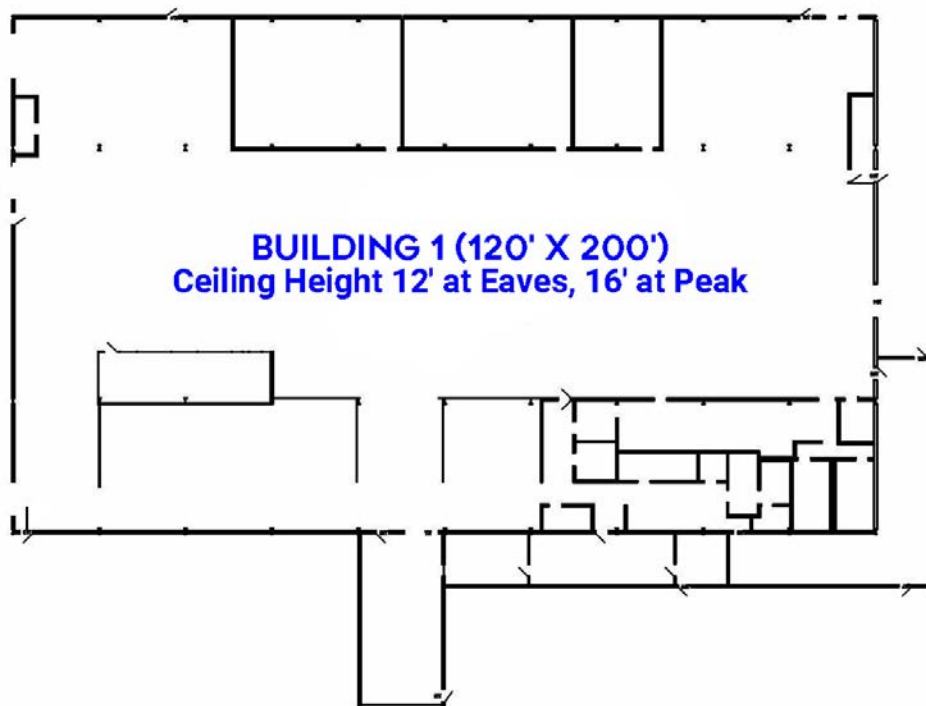
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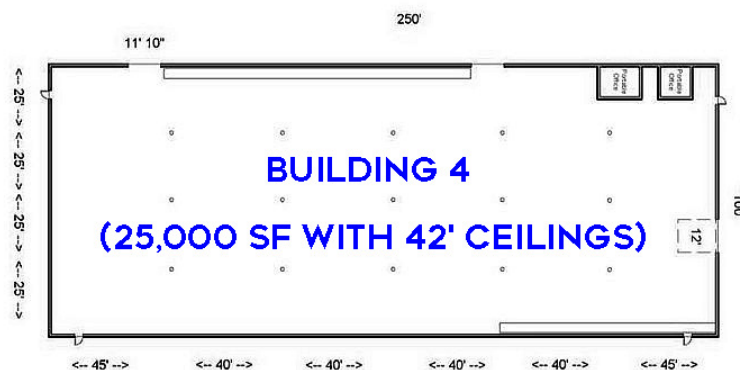
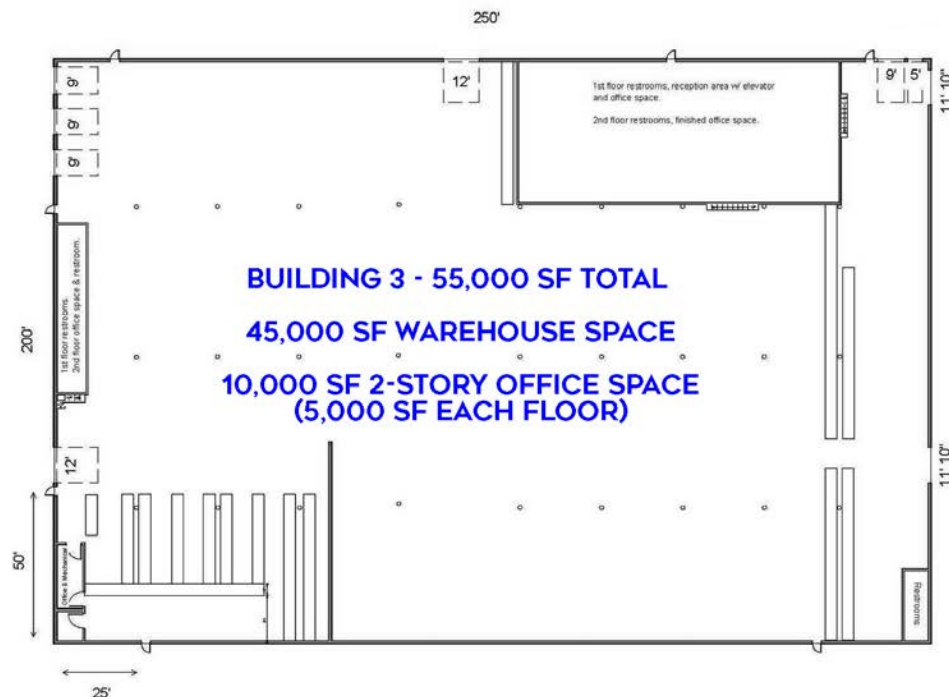


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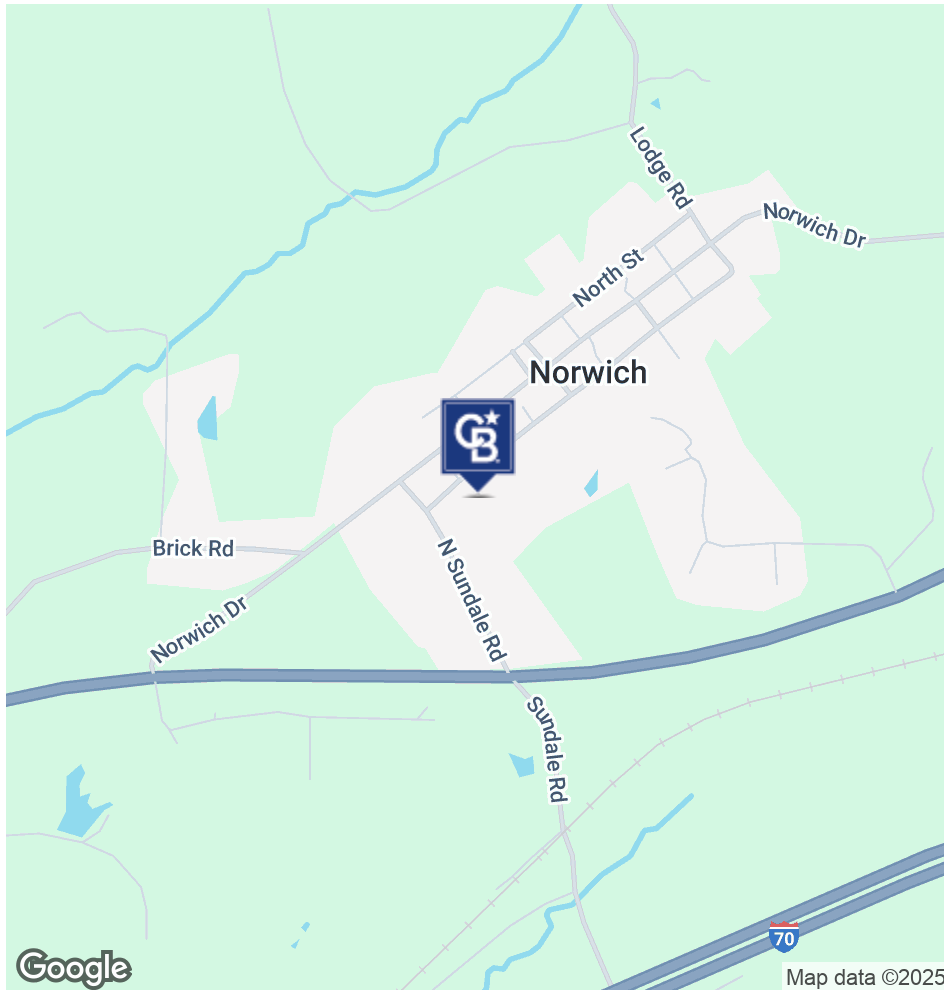


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LOCATION OVERVIEW

Strategically Sundale Rd. just two miles off I-70 via East Pike (US40) and minutes from Cambridge, I-77, and 60 minutes from Columbus. Offering strong highway access and proximity to a well-established manufacturing and logistics corridor. The site is embedded in a community that offers a quiet operational setting, yet remains within a broader network of manufacturing, transport, and consumer-market reach.

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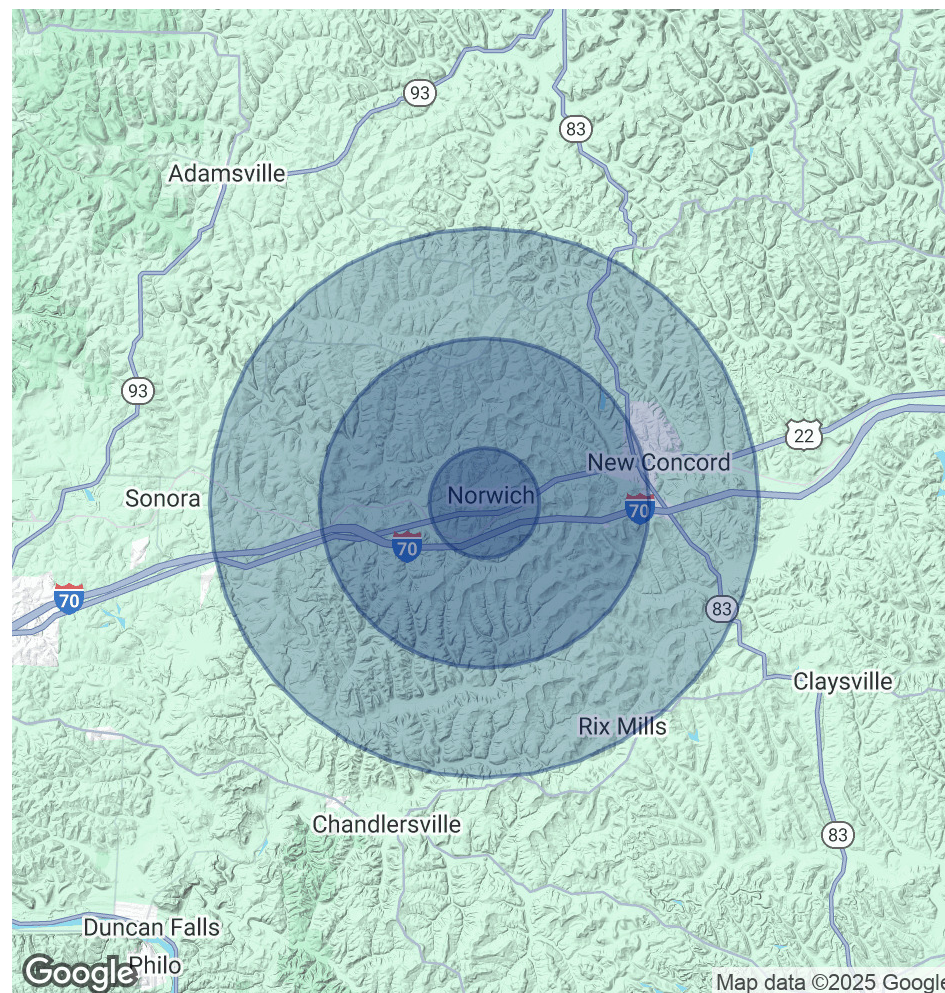
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	647	2,234	6,809
Average Age	42	41	39
Average Age (Male)	41	41	39
Average Age (Female)	42	42	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	250	870	2,375
# of Persons per HH	2.6	2.6	2.9
Average HH Income	\$80,062	\$79,615	\$85,382
Average House Value	\$221,779	\$233,669	\$244,938

Demographics data derived from AlphaMap

TRAFFIC COUNTS	DIRECTION	YEAR	COUNTS
Main St. in Norwich	2-way	2024	365
I-70 east of US-22/40, east of Zanesville	2-way	2025	37,365
Main St, US-22/40, west of Garfield in New Concord	2-way	2025	7,033



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